Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	21 ROCKWALL DRIVE CRAIGIEBURN VIC 3064

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$590,000	&	$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$660,000	Property type	House	Suburb	Craigieburn
Period-from	01 Jun 2024	to	31 May 2025	Source	Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
11 FALLS AVENUE CRAIGIEBURN VIC 3064	595000	24-May-25
16 DEMPSTER DRIVE CRAIGIEBURN VIC 3064	600000	10-Feb-25
6 COVENTRY LANE CRAIGIEBURN VIC 3064	632500	08-Apr-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 25 June 2025

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11 FALLS AVENUE CRAIGIEBURN VIC 3064

3 2 1

Sold Price RS 595000 Sold Date 24-May-25

Distance 0.55km



16 DEMPSTER DRIVE CRAIGIEBURN VIC 3064

3 2 2

Sold Price 600000 Sold Date 10-Feb-25

Distance 0.47km



6 COVENTRY LANE CRAIGIEBURN VIC 3064

4 2 2

Sold Price 632500 Sold Date 08-Apr-25

Distance 1.69km

RS = Recent sale **UN** = Undisclosed Sale

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